



**City of Bellevue
Development Services Department
Land Use Staff Report**

Proposal Name: Red Town Rezone

Proposal Address: 16425 SE Cougar Mountain Way

Proposal Description: Request to change the zoning on a 1.56- acre site in the Newcastle subarea from R-3.5 (Single-Family Residential) to R-7.5 (Single-Family Residential) to be consistent with a Comprehensive Plan Amendment (CPA) previously approved which modified the Comprehensive Plan designation for the property from SF-M to SF-UR.

File Number: 18-103926-LQ

Applicant: Shawn Bliss

Decision: Process III, Rezone

Planner: Laurie Tyler

State Environmental Policy Act: Current proposal is within same scope as the previously approved Comprehensive Plan Amendment (CPA) and is relying upon the final SEPA Threshold DNS issued on October 4, 2018, consistent with WAC 197-11-600(4)(a)

Director's Recommendation: **Approval with Conditions**

Elizabeth Stead, Land Use Director
Development Services Department

Notice of Application: February 22, 2018
Notice of Recommendation: April 4, 2019
Public Hearing Date: April 18, 2019

For information on how to participate in a public hearing, visit the City's Hearing Examiner's Office webpage at hearingexaminer@bellevuewa.gov or call (425) 452-6934.

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I. REQUEST

The applicant, Shawn Bliss, is requesting a rezone for a 1.56-acre site to change the land use district designation from R-3.5 (Single-Family Residential) to R-7.5 (Single-Family Residential). The subject property is located at 16425 SE Cougar Mountain Way.

This rezone is being requested to increase the potential density of the site to better align with the existing adjacent development pattern.

II. REVIEW PROCESS

Rezone

Rezoning is subject to a Process III review procedure (Land Use Code 20.35.300) that requires a quasi-judicial decision made by the City Council. The Director makes a recommendation to the Hearing Examiner for approval, approval with conditions, or denial based on the applicable Land Use Code decision criteria. This Staff Report contains the Director's recommendation to the Hearing Examiner concerning this Rezone proposal and the decision criteria and decision criteria compliance are discussed in Section VIII of this report.

The Hearing Examiner holds a public hearing and takes testimony from the public on the proposal. Following the public hearing, the Hearing Examiner recommends to the City Council approval, approval with conditions, or denial based on whether the proposal complies with the applicable decision criteria by a preponderance of the evidence. The City Council will then make a final decision based on the record established by the Hearing Examiner.

III. SITE DESCRIPTION, CONTEXT AND ZONING

A. Site Description

The subject site is approximately 1.56 acres and is within the Newcastle subarea. The site is located on the south side of SE Cougar Mountain Way, and is adjacent to SE 66th Street, a private roadway, to the east. Cougar Ridge West Open Space borders the southwest property boundary of the site, while a private recreation and public storm drainage detention tract borders the southern boundary of the site (Albright Subdivision). Three existing single-family dwellings border a portion of the northern boundary of the property.

Currently, the site is occupied by a mobile home. The remainder of the site is heavily vegetated with trees and shrubs.

Vicinity Map/Aerial Map



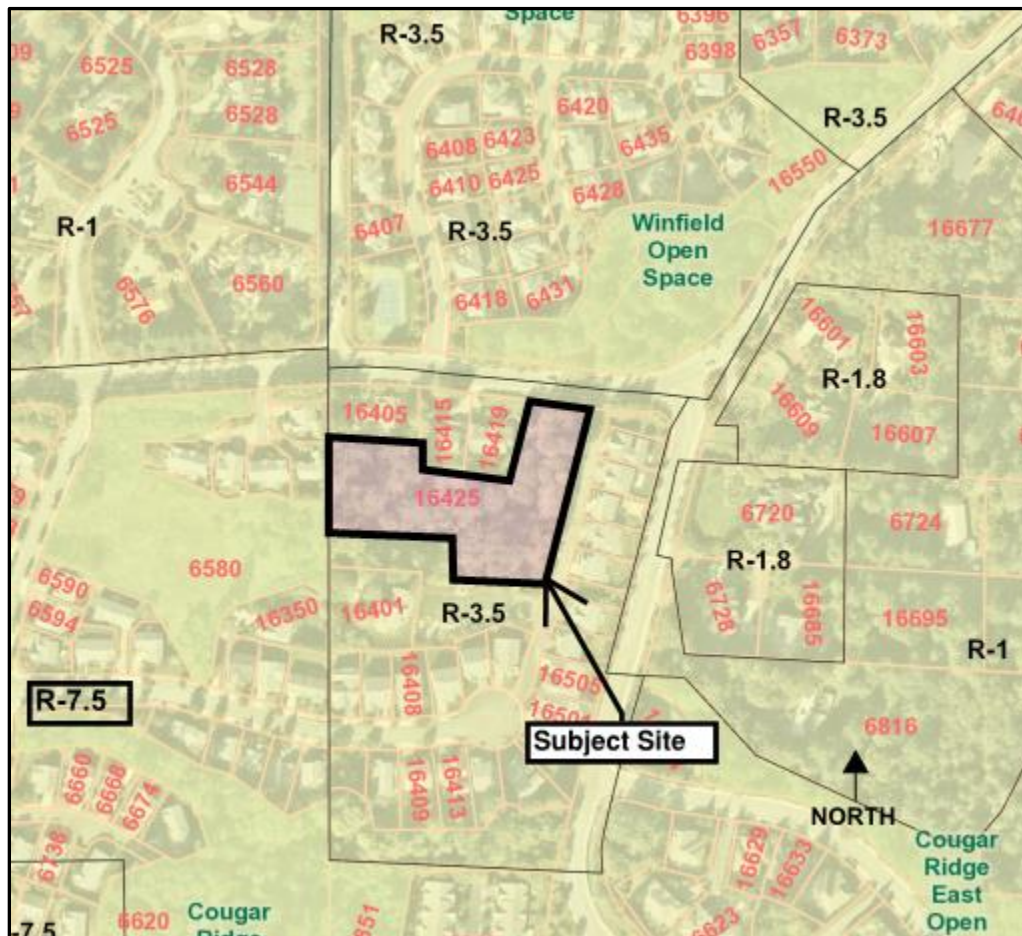
B. Context and Zoning

Land Use District/Zoning: The property is currently within the R-3.5 (Single-Family Residential) land use district and is adjacent to the R-7.5 (Single-Family Residential) land use district to the west.

The surrounding zoning and land use is as follows:

- South: R-3.5 – Single-Family Residences (Albright PUD)
- North: R-3.5 – Single-Family Residences and Winfield Open Space
- West: R-7.5 – Single-Family Residences and Cougar Ridge West Open Space
- East: R-3.5 – Single Family Residences, and
R-1 and R-1.8 beyond – Single-Family Estate Residences

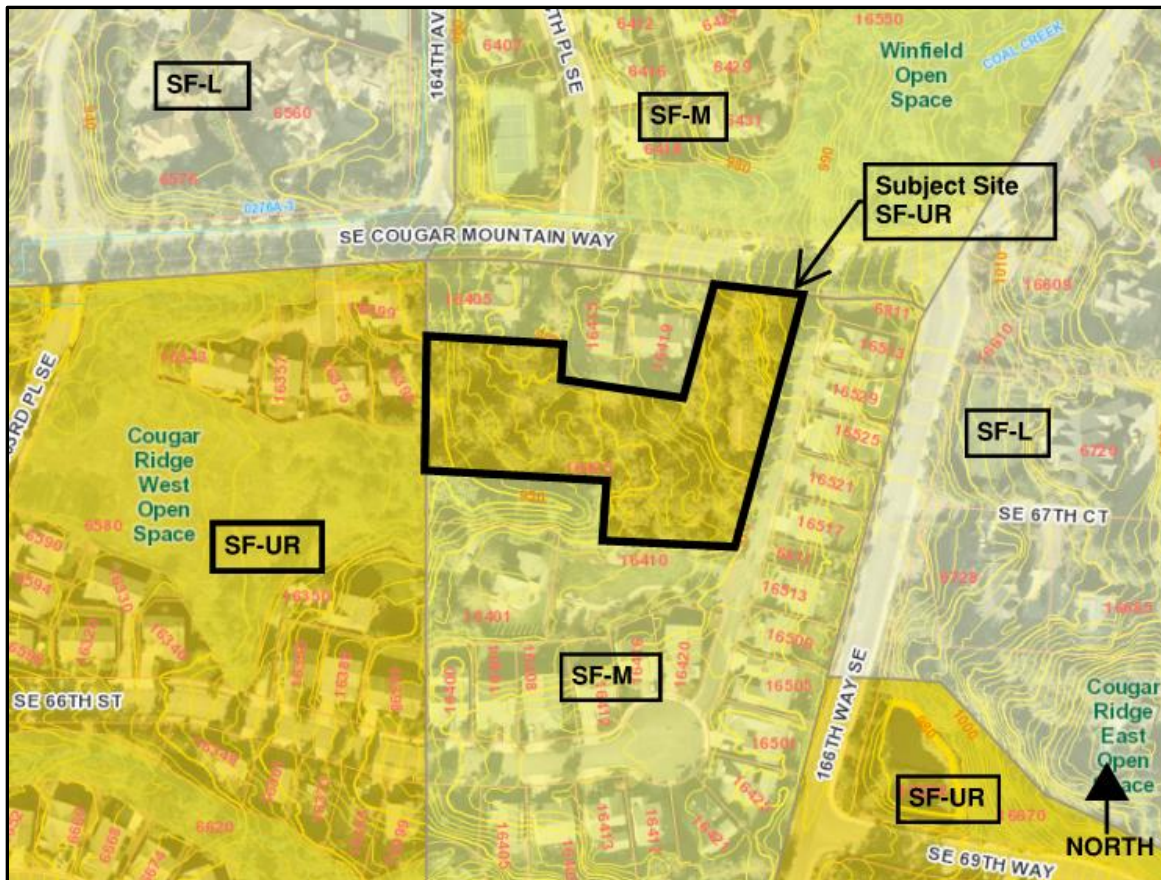
Zoning Map



Comprehensive Plan: This property recently received a Comprehensive Plan designation change from Single Family-Medium (SF-M) to Single Family-Urban Residential (SF-UR) in 2018. Notice of the Red Town Comprehensive Plan Amendment was published in the Weekly Permit Bulletin on February 22, 2018. The amendment proposal was presented to the Planning Commission during Study Session on April 25, 2018. Notice of the Public Hearing before the Planning Commission was published in the Weekly Permit Bulletin on May 24, 2018. A public hearing before the Planning Commission was held on June 13, 2018. The Planning Commission completed its recommendation to the City Council at the Commission's meeting of October 24, 2018. On December 10, 2018, the City Council adopted the proposed amendment to the Comprehensive Plan (Ordinance 6448 attached to this staff report).

While still a detached single-family density, SF-UR appropriately equates to approximately 7.5 units per acre for efficient land development, while retaining unique wetland, slope and open areas in the Newcastle Subarea landscape. Therefore, the appropriate corresponding zoning designation for the property should be R-7.5.

Comprehensive Plan Designation



IV. CONSISTENCY WITH LAND USE CODE/ ZONING REQUIREMENTS

A. General Provisions of the Land Use Code

1. Dimensional Requirements

While no redevelopment is proposed or approved under this rezone application, the site was reviewed for conformance with the general provisions of the Land Use Code. A listing of applicable Land Use Code elements for both the R-3.5 (existing) and R-7.5 (proposed) land use districts is provided below:

Zoning	Existing R-3.5	Proposed R-7.5
ITEM	REQUIRED/ALLOWED	REQUIRED/ALLOWED
Min. Lot Area	10,000 SF	4,700 SF
Minimum Lot Width	70 FT	50 FT

Minimum Lot Depth	80 FT	80 FT
Lot Coverage	35%	40%
Maximum Impervious Surface	45%	55%
Maximum Hard Surface Coverage	75%	80%
Building Setbacks Front Side(s) Rear	20 FT 5 FT 25 FT	20 FT 5 FT 20 FT
Building Height	30 FT for a flat roof and 35 FT for a pitched roof Measured from average existing grade	30 FT for a flat roof and 35 FT for a pitched roof Measured from average existing grade

As shown in the table above, there are slight differences in the dimensional standards between the existing zoning designation of R-3.5 and the proposed zoning designation of R-7.5. Most notable is the minimum lot size. Due to the unique orientation of the parcel, it would be difficult to achieve subdivision of the property into several lots to meet full density potential using the existing zoning designation; however, using a smaller lot size afforded by the proposed zoning designation may provide a better opportunity for subdivision while more closely resembling the existing planned unit development (PUD) which exists south of the site (Albright Subdivision). It should be noted that density calculations cannot be confirmed at this time due to the presence of critical areas (wetlands) west of the site, which would likely impact the number of lots that could be created with future subdivision of this property.

V. TECHNICAL REVIEW

A. Utility Department

The Utilities Department technical staff confirms that there is sufficient capacity in existing utilities to provide service to this site, and there are no utilities related conditions regarding the proposed Rezone.

B. Transportation Department

The applicant is proposing to rezone this property from R-3.5 to R-7.5. This may result in a few additional vehicle trips generated when the site is developed but is not expected to result in a significant traffic or transportation impact. The location of the access to the property is not part of the rezone and will be determined when a development is

proposed. The transportation review of any development proposal will include the incremental impacts of the rezone, and any mitigation required for the development proposal will mitigate potential rezone impacts as well.

VI. STATE ENVIRONMENTAL POLICY ACT

A non-project SEPA final threshold determination was previously issued for the site under the associated Comprehensive Plan Amendment, File #18-103926-AC approved on December 10, 2018. The CPA amended the Comprehensive Plan designation on the site from R-3.5 (Single-Family Residential) to R-7.5 (Single-Family Residential). The Environmental Coordinator for the City of Bellevue determined at the time that the proposal would not result in any probable, significant adverse environmental impacts, therefore, a Determination of Non-significance (DNS) was issued on October 4, 2018. The current rezone proposal is the same proposal as was previously evaluated; there is no new information, regulatory changes, or changes to the proposal that would require additional review of potential environmental impacts. Therefore, the SEPA determination of the CPA is being adopted consistent with WAC 197-11-600(4)(a). A copy of the prior SEPA documentation is available for review in the project file. A project level environmental review will be completed during the review of any redevelopment.

VII. PUBLIC NOTICE AND COMMENT

Application Date:	January 31, 2018
Notice of Application:	February 22, 2018
Re-Notice of Application:	January 17, 2019
Public Notice Sign:	January 17, 2019
Minimum Comment Period:	January 31, 2019
Public Meeting:	January 29, 2019 at 6:00 p.m. at City Hall

Notice of Application was initially published in the City of Bellevue's Weekly Permit Bulletin and the Seattle Times on February 22, 2018 in conjunction with the associated Comprehensive Plan Amendment (18-103926-AC). Notice was mailed to taxpayers and occupants within 500 feet of the project site. Following approval of the associated comprehensive plan amendment, the project was re-noticed on January 17, 2019 and a two-sided Public Information Sign was installed on the project site on the same day. A public meeting was held on January 29, 2019. Only one person attended and did not have any specific comments regarding the rezone. Questions were mainly focused on potential future development issues; however, the design of any future development and response to any development-related questions will be more appropriately addressed during the future development review process that will be required to develop or subdivide the property. In addition, only one email was received from an adjacent neighbor which also contained questions regarding future development of the property. No other comments were received.

VIII. DECISION CRITERIA

The Director may approve, or approve with modifications, an application for a Rezone if the following decision criteria listed in LUC Section 20.30A.140 can be met:

A. The rezone is consistent with the Comprehensive Plan:

The following is a summary of relevant Comprehensive Plan policies:

Land Use Element Policies:

Policy LU-5: *Ensure enough properly zoned land to provide for Bellevue's share of the regionally adopted demand forecasts for residential, commercial, and industrial uses for the next 20 years.*

Policy LU-6: *Encourage new residential development to achieve a substantial portion of the maximum density allowed on the new buildable acreage.*

Finding: The request to rezone to a higher density single-family residential zone is consistent with the Land Use Element Policies above. The rezone supports Bellevue's commitment to accommodate regional growth and provide additional residential development.

Newcastle Subarea Policies:

Policy S-NC-11: *Promote infill development at a density consistent with the existing character of established neighborhoods.*

Finding: The proposed rezone is a response to this specific policy. Future development on the site as a result of this rezone will provide additional single-family housing units that would not be achievable under the existing land use district designation. In addition, the proposed rezone will be consistent with the adjacent single-family residential land use districts and surrounding density patterns.

B. The rezone bears a substantial relation to the public health, safety, or welfare.

Finding: The development will not require new public facilities, as there is capacity within the transportation network, the utility system, and other public services such as fire and police to accommodate additional development. As recommended, this rezone request to modify the land use district designation to R-7.5 will not permit any additional land uses other than those allowed on surrounding properties under the current zoning (single-family residential). Future development of the property will be required to comply with the development standards for the R-7.5 land use district in place at the time of the development request.

C. The rezone is warranted in order to achieve consistency with the Comprehensive Plan or because of a need for additional property in the proposed land use district classification or because the proposed zoning classification is appropriate for reasonable development of the subject property.

Finding: This rezone is warranted to achieve consistency with the Comprehensive Plan – particularly the infill policy of the Newcastle Subarea. In addition, this rezone will also provide consistency with the property to the west, which is currently zoned R-7.5, as well as the Albright Subdivision to the south, which was processed as a Planned Unit Development (PUD) and closely follows the R-7.5 zoning standards.

D. The rezone will not be materially detrimental to uses or property in the

immediate vicinity of the subject property.

Finding: The existing development on the site is limited to a single mobile home, while the remainder of the site is heavily vegetated. This rezone request will provide an opportunity for redevelopment of the property to increase the number of single-family dwellings that can be built, based on the minimum lot area/size in the R-7.5 land use district. Allowing for an increase in density supports the vision in both the Land Use element and Newcastle Subarea plan of the Comprehensive Plan, which encourages new residential development and infill development at a density consistent with the existing character of established neighborhoods. Since the existing adjacent development to the south (Albright Subdivision) and development to the west are built to R-7.5 standards, rezoning the subject property to R-7.5 would not be materially detrimental to uses or property in the immediate vicinity of the subject property.

E. The rezone has merit and value for the community as a whole.

Finding: Rezoning the site from R-3.5 to R-7.5 will add value to the community by providing additional residential infill opportunities for single-family dwellings, consistent with the existing character of the neighborhood, and consistent with the policies established in the comprehensive plan.

IX. RECOMMENDATION

After conducting the various administrative reviews associated with the proposal, including applicable Land Use consistency, SEPA and City Code & Standard compliance reviews, the Director does hereby **RECOMMEND APPROVAL WITH CONDITIONS** of the Red Town rezone proposal.

X. CONDITION OF APPROVAL

1. Authority

Approval of this rezone does not constitute an approval of any Land Use Code amendments, Land Use Entitlement review, or any other ancillary permits that may be required for the design and construction of any proposed development on the rezone site.

AUTHORITY: LUC 20.30A

REVIEWER: Laurie Tyler, Land Use

Attachments:
Ordinance 6448

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 6448

AN ORDINANCE adopting the Red Town (18-103926 AC) 2018 amendment to the Comprehensive Plan of the City of Bellevue, pursuant to Chapter 36.70A RCW (Growth Management Act, as amended) and Chapter 35A.63 RCW; and establishing an effective date.

WHEREAS, the City Council adopted the Comprehensive Plan of the City of Bellevue on December 6, 1993 as subsequently amended, as required by the Growth Management Act of 1990, as amended; and also adopted the Comprehensive Plan pursuant to Chapter 35A.63 RCW; and

WHEREAS, the Growth Management Act authorizes the City to, among other things, amend the Comprehensive Plan on an annual basis; and

WHEREAS, a privately-initiated proposal to amend the Newcastle Subarea Plan map from Single Family-Medium (SF-M) to Single Family-Urban Residential (SF-UR) at 16425 SE Cougar Mountain Way was submitted for consideration with the 2018 annual Comprehensive Plan amendments; and

WHEREAS, the Planning Commission has held public meetings and a public hearing pursuant to legally-required notice on the proposed amendment to the Comprehensive Plan and has recommended approval to the City Council; and

WHEREAS, the City Council has considered and discussed the proposed annual amendment to the Comprehensive Plan; and

WHEREAS, the City of Bellevue has complied with the requirements of the State Environmental Policy Act (Chapter 43.21C RCW) and the City Environmental Procedures Code (Chapter 22.02 BMC); and

WHEREAS, the City Council desires to amend the Comprehensive Plan consistent with the foregoing; now, therefore,

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON,
DOES ORDAIN AS FOLLOWS:

Section 1. The Newcastle Subarea Plan map included as Attachment A to this ordinance and changing the comprehensive plan land use designation of the property located at 16425 SE Cougar Mountain Way from Single Family-Medium (SF-M) to Single Family-Urban Residential (SF-UR) is hereby adopted.

Section 2. The City Council finds that the 2018 Red Town CPA has met the Comprehensive Plan amendment decision criteria contained in the Land Use Code (Part 20.30I); that the amendment is consistent with the Comprehensive Plan and other goals and policies of the City; that the amendment addresses the interests and changed needs of the entire City as identified in its long-range planning and policy documents; that the amendment addresses significantly changed conditions since the last time the pertinent Comprehensive Plan map or text was considered; that if a site-specific amendment, the subject property is suitable for development in general conformance with adjacent land use, the surrounding development pattern, and with zoning standards under the potential zoning classifications; and that the proposed amendment demonstrates a public benefit and enhance the public health, safety and welfare of the City.

Section 3. The City Council finds that public notice was provided for all 2018 amendments to the Comprehensive Plan as required by LUC 20.35.400 for Process IV amendments to the text of the Land Use Code and Comprehensive Plan.

Section 4. The Comprehensive Plan adopted pursuant to Chapter 35A.63 RCW, to the same extent and in the same respect as the Comprehensive Plan required by the Growth Management Act of 1990, as amended, is amended consistent with Section 1 of this ordinance and the separate ordinances referenced therein.

Section 5. This ordinance shall take effect and be in force five (5) days after its passage and legal publication. This ordinance and the Comprehensive Plan shall be available for public inspection in the office of the City Clerk.

Passed by the City Council this 10th day of December, 2018 and
signed in authentication of its passage this 10th day of December 2018.

(SEAL)



John L Chelminiak
John Chelminiak, Mayor

Approved as to form:

Nicholas Melissinos, Interim City Attorney

Catherine A Drews

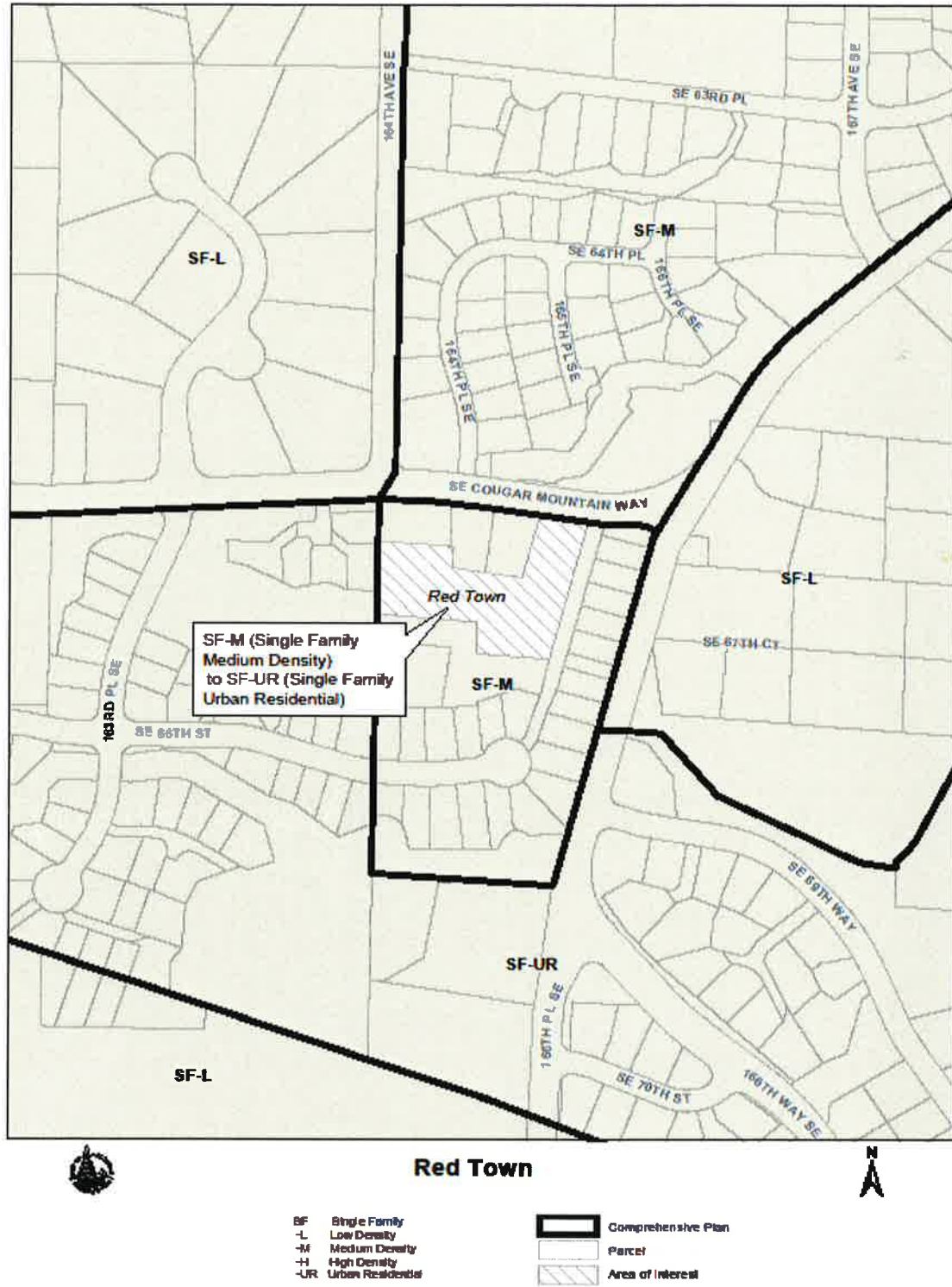
Catherine A. Drews, Assistant City Attorney

Attest:

Kyle Stannert
Kyle Stannert, City Clerk

Published December 13, 2018 2018

Attachment A **Red Town CPA**





DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE., P.O. BOX 90012
BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Red Town

LOCATION OF PROPOSAL: N/A

DESCRIPTION OF PROPOSAL: 2018 Annual Amendments to the Comprehensive Plan, including a Work Program and proposed amendments to the Bellevue Comprehensive Plan for purposes of RCW 36.70A.130, assuring that the Plan continues to comply with the requirements of the GMA and including consideration of emerging local and regional needs, changes to state and federal laws, Bellevue's progress towards meeting GMA Goals, and whether the Plan is internally consistent.

FILE NUMBER(S): 18-103926 AC to amend the map designation on 1.56 acres of property at 16425 SE Cougar Mountain Way from Single Family-Medium (SF-M) to Single Family-Urban Residential (SF-UR).

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030 (2) (C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklists and information filed with the Land Use Division. This information is available to the public on request.

- ☐ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.
- ☒ This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on 10/18/18.

This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information indicating, or on, a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project), or if the DNS was procured by misrepresentation or lack of material disclosure.

This DNS is only appealable as part of the City's action on the amendment to the Land Use Code. In order to comply with requirements of SEPA and the State of Washington Growth Management Act for coordination of hearings, any appeal of the SEPA threshold determination herein will be considered by the Growth Management Hearings Board along with an appeal of the City Council's action. See LUC 20.35.250C.

EJD For CAROL HELLAND
Environmental Coordinator

10/4/18
Date

OTHERS TO RECEIVE THIS DOCUMENT:

State Department of Fish and Wildlife
U.S. Army Corps of Engineers
Attorney General

King County
Muckleshoot Indian Tribe

2018 Annual Final Review Comprehensive Plan Amendment Recommendation
Site-Specific Amendment

Red Town

Staff recommends approving this proposed amendment because the application satisfies Land Use Code decision criteria for Final Review of a privately initiated Comprehensive Plan Amendment (LUC 20.30I.150); amending the map designation on 1.56 acres of the Newcastle Subarea map from Single Family-Medium (SF-M) to Single Family-Urban Residential (SF-UR) for property known as Red Town.

Application Number: 18-103926 AC

Proposal: SF-M to SF-UR

Subarea: Newcastle

Original Addresses: 16425 SE Cougar Mountain Way

Applicant: Bliss

Final Review is the second step in Bellevue's two-part plan amendment review process. It evaluates the merits of proposed amendments included in the annual Comprehensive Plan Amendment work program. Final Review evaluation and decision includes staff review, a Planning Commission public hearing and recommendation by resolution, and City Council action by ordinance.

PROPOSAL

This proposed plan amendment would amend 1.56 acres of the Newcastle Subarea map from Single Family-Medium (SF-M) to Single Family-Urban Residential (SF-UR) at 16425 SE Cougar Mountain Way. The site is developed with a single-family home.

Work Program

The City Council on July 23, 2018 accepted the Planning Commission's Threshold Review recommendation to advance the Red Town application. The Planning Commission found for all the decision criteria, and in particular that the proposed amendment addressed significantly changed conditions since the last time the pertinent Comprehensive Plan map or text was amended (LUC 20.30I.140.E).



Lakemont-area neighborhoods have been built out at densities that have effectively supported the parks, critical areas preservation, streets and transit infrastructure intended for these urban development levels. When appropriate density is implemented on surrounding sites it is a significantly changed condition for the Red Town site, where the question of appropriate density has never been asked.

OVERVIEW OF STAFF RECOMMENDATION

This proposal satisfies the Final Review Decision Criteria for a Comprehensive Plan Amendment:

- ✓ The proposed amendment is **consistent with the Comprehensive Plan** because it *balances growth in specific areas while maintaining the environment and assuring the health and vitality of established neighborhoods* ([Land Use Vision p.4](#) and [Land Use Strategies p. 41](#));

- √ The proposed amendment **addresses the interests and changed needs of the entire city** because *larger issues of appropriate density in the Newcastle Subarea were largely resolved after annexation and subsequent build out. These issues remain for overlooked pocket areas such as the Red Town site, and it is appropriate to address the interests and changed needs of the entire city in this manner.*
- √ The proposed amendment **addresses significantly changed conditions (since the last time the pertinent CP map or text was amended)** *Lakemont-area neighborhoods have been built out at densities that have effectively supported the parks, streets and transit infrastructure intended for these levels of urban development. Policy focuses on this relationship between density and infrastructure. When it is implemented on surrounding sites, it is a significantly changed condition for the Red Town site. The site is essentially overlooked, with land at a potential density that cannot take advantage of this relationship;*
- √ The subject property **could be suitably developed** under the potential zoning classifications because *if redevelopment of the Red Town site were able to realize the SF-UR land use pattern, addressing configuration, access, and potential critical areas issues, then an appropriate and consistent designation would be established. It is reasonable to presume the site's boundary configuration—caused in part by surrounding development—would provide a more flexible framework for the smaller minimum lot size required by a Single Family – Urban Residential designation.*
- √ The proposed amendment **demonstrates a public benefit** because *it calls out the relationship between infrastructure and density in an efficient manner. The proposal enhances the public health, safety and welfare of the city by allowing a land use designation that addresses the pattern of appropriate urban zoning in this area.*

BACKGROUND

Most of the Newcastle Subarea neighborhoods in Bellevue were originally subdivided under King County jurisdiction. The subarea planning work of the city and community in this area in the 80's and 90's was to annex and then confirm appropriate levels of urban development focusing density in villages, including detached single-family densities, a commercial center, and focused multifamily areas (Lakemont Land Use Studies I and II.)

During these studies, the city brought a newly-developed tool into play in the form of Single-Family Urban Residential (SF-UR). While still a detached unit density, SF-UR is realized at 7.5 units per acre so that land development could be efficiently realized while retaining unique wetland, slope and open areas in the Newcastle Subarea landscape. SF-UR together with the planned unit development (PUD) created a hybridized tool to appropriately realize urban development in the subarea. The Albright PUD and Cougar Ridge West are examples of different ways of applying this hybrid.



FINAL REVIEW DECISION CRITERIA

The Final Review Decision Criteria for a proposed Comprehensive Plan Amendment are set forth in the Land Use Code in Section 20.30I.150. A proposal must meet all of the criteria to be recommended for approval. Based on the criteria, Department of Community Development staff recommends **approval** of the proposed amendment:

Final Review Decision Criteria	Meets/Does Not Meet
A – Obvious technical error	N/A
B1 – Consistent with Plan and other plans and law	Meets
B2 – Addresses interests and changed needs of entire city	Meets
B3 – Addresses significantly changed conditions	Meets
B4 – Could be suitably developed	Meets
B5 – Demonstrates a public benefit	Meets

This conclusion is based on the following analysis:

A. There exists obvious technical error in the pertinent Comprehensive Plan provision, or

Not applicable to this proposal.

B1. The proposed amendment is consistent with the Comprehensive Plan and other goals and policies of the city, the Countywide Planning Policies (CPP), the Growth Management Act (GMA) and other applicable law; and

The proposed amendment is consistent with such plans, goals, and policies of the city and of the CPP, the GMA, and other applicable law because it balances growth in specific areas while maintaining the environment and assuring the health and vitality of established neighborhoods.

The question of appropriate density on such site is addressed through Comprehensive Plan land use strategies that ensure that redevelopment fits into neighborhoods, with a goal of maintaining and enhancing shared qualities of stability, maintenance, and healthy levels of re-investment. The proposed amendment's solution is consistent with current general policies in the Comp Plan for site-specific amendment proposals:

- **Adaptability (Neighborhoods Element):** *Bellevue is a growing, international, world-class city. Bellevue's neighborhoods reflect its past, present and future. Bellevue's neighborhoods are not static. They are dynamic communities that will continue to adapt and change while seeking to preserve what residents' value most. They will grow with new schools, businesses, parks and amenities. They will reflect the market forces that respond to the changing needs and external pressures that impact their community.*
- **The Land Use Element** *is the framework for policies which maintain and strengthen the vitality, quality and character of existing neighborhoods, as specifically called for in Land Use Element Goal 2.*
- *To accomplish GMA goals and meet Bellevue's housing needs, the **Housing Element** Overview of the GMA notes that Bellevue must protect the existing housing in both single family and*

multifamily neighborhoods while pursuing opportunities to increase the supply and diversity of housing.

- *The following policies address these framework Land Use and Housing Element goals for the Newcastle Subarea:*
 - **S-NC-10.** *Encourage a land use pattern throughout the Subarea which accommodates future growth, ensures efficient use of facilities and services, protects existing neighborhoods, encourages historic community uses to continue, and provides the opportunity for an adequate amount of retail and professional services to meet local needs.*
 - **S-NC-11.** *Promote infill development at a density consistent with the existing character of established neighborhoods.*

Growth Management Act

The proposal is consistent with GMA planning goals encouraging urban growth where adequate public facilities and services exist or can be provided in an efficient manner in specific areas, and by ensuring that those public facilities and services necessary to support development are adequate to serve the development at the time development is available for occupancy and use without decreasing current service levels below Bellevue standards.

Countywide Planning Policies

The proposed amendment is consistent with Countywide Planning Policies for:

EN-1: *Incorporate environmental protection and restoration efforts into local comprehensive plans to ensure that the quality of the natural environment and its contributions to human health and vitality are sustained now and for future generations.*

DP-2: *Promote a pattern of compact development within the Urban Growth Area that includes housing at a range of urban densities, commercial and industrial development, and other urban facilities, including medical, governmental, institutional, and educational uses and parks and open space. The Urban Growth Area will include a mix of uses that are convenient to and support public transportation in order to reduce reliance on single occupancy vehicle travel for most daily activities.*

DP-39 *Develop neighborhood planning and design processes that encourage infill development, redevelopment, and reuse of existing buildings and that, where appropriate based on local plans, enhance the existing community character and mix of uses.*

B2. The proposed amendment addresses the interests and changed needs of the entire city as identified in its long-range planning and policy documents; and

The proposed amendment addresses the interests and changed needs of the entire city because the larger issues of appropriate density in the Newcastle Subarea were largely resolved after annexation and subsequent build out. These issues remain for overlooked pocket areas such as the Red Town site, and it is appropriate to address the interests and changed needs of the entire city in this manner.

- B3. The proposal addresses significantly changed conditions since the last time the pertinent Comprehensive Plan map or text was amended. See LUC 20.50.046 (below) for the definition of “Significantly Changed Conditions:” whole.**

***Significantly changed conditions.** Demonstrating evidence of change such as 1) unanticipated consequences of an adopted policy, or 2) changed conditions on the subject property or its surrounding area, or 3) changes related to the pertinent Plan map or text; where such change has implications of a magnitude that need to be addressed for the Comprehensive Plan to function as an integrated whole. This definition applies only to Part 20.30I Amendment and Review of the Comprehensive Plan (LUC 20.50.046); and*

The proposal has demonstrated changed conditions on the subject property or its surrounding area where such change has implications that need to be addressed for the Plan to function as an integrated whole.

Lakemont-area neighborhoods have been built out at densities that have effectively supported the parks, streets and transit infrastructure intended for these levels of urban development. Policy focuses on this relationship between density and infrastructure. When it is implemented on surrounding sites, it is a significantly changed condition for the Red Town site. The site is essentially overlooked, with land at a potential density that cannot take advantage of this relationship.

The Eastgate Office Park amendment (Ordinance No. 6393, Office to Office Limited Business 15325 SE 30th, et al) is a previous example of appropriate density balancing in the area after a site has been previously overlooked; in this case it was the Eastgate Land Use and Transportation Study. Asking the question of appropriate density of all similar property is an exercise that must remain consistently implemented.

- B4. If a site-specific proposed amendment, the subject property is suitable for development in general conformance with adjacent land use and the surrounding development pattern, and with zoning standards under the potential zoning classifications; and**

The subject property could be suitably developed under general conformance with adjacent land use and the surrounding development pattern. The site is located near the southwest intersection of SE Cougar Mountain Way and 166th Ave SE. It is surrounded by properties developed at various residential densities using planned unit developments (PUD) and with retained open and critical areas spaces. This has left the Red Town site somewhat awkwardly configured to develop it at its current R-3.5 density because of the minimum lot size required by that zone.

If redevelopment of the Red Town site were able to realize the SF-UR land use pattern, addressing configuration, access, and potential critical areas issues, then an appropriate and consistent designation would be established. It is reasonable to presume the site’s boundary configuration—caused in part by surrounding development—would provide a more flexible framework for the smaller minimum lot size required by a Single Family – Urban Residential designation.

The difference in Red Town development capacity is 5-6 housing units at R-3.5 density versus 10-11 housing units at R-7.5 density. The additional trips estimated from the net increase of dwelling units would be mitigated with Traffic Standards Code compliance.

The Utilities Department reviewed the proposed amendment for water, sewer and drainage capacity concerns, concluding that no impacts are expected to water supply; to waste water management, and that no impacts are expected to surface water drainage. Project related impacts would be mitigated at the time of development.

B5. The proposed amendment demonstrates a public benefit and enhances the public health, safety and welfare of the city.

The proposed amendment demonstrates a public benefit because it calls out the relationship between infrastructure and density in an efficient manner. The proposal enhances the public health, safety and welfare of the city by allowing a land use designation that addresses the pattern of appropriate urban zoning in this area, reasonably consistent with the surrounding land uses, consistent with other plan amendment decisions in the area.

STATE ENVIRONMENTAL POLICY ACT

The Environmental Coordinator for the City of Bellevue has determined that this proposal will not result in any probable, significant adverse environmental impacts. A final threshold determination of non-significance (DNS) was issued on October 4, 2018.

PUBLIC NOTICE AND COMMENT

The 2018 annual proposed amendments were introduced to the Planning Commission with a January 24 “Comprehensive Plan Amendment Overview” study session; a March 14 “Introductory and statutory process review” study session; and an April 25 study session examining the potential expansion of geographic scope of each of the privately-initiated applications.

The Red Town application was introduced to the Commission during an April 25, 2018, study session. Notice of the Application was published in the Weekly Permit Bulletin on February 22, 2018 and mailed and posted as required by LUC 20.35.420. Notice of the June 13, 2018, Threshold Review Public Hearing before the Planning Commission was published in the Weekly Permit Bulletin on May 24, 2018, and included notice sent to parties of interest. Notice of the October 24, 2018, Final Review Public Hearing before the Planning Commission was published in the Weekly Permit Bulletin on October 4, 2018, and included notice sent to parties of interest. Owners and residents within the 500-foot noticing perimeter of the site receive official notice, as did people signed up to receive such notices.

Some public comments have been submitted on this application to date (September 27). The owner of a larger lot south of the proposed amendment site has encouraged the city to be aware of her lot and its configuration. Other public comment has expressed interest in the purpose and intent of the proposal without advocating for or against the proposed amendment.

Effective community engagement, outreach, and public comments

Applicants, residents, and communities are engaging across a variety of media in proactive public participation during the 2018 annual review process. The city’s early and continuous community engagement includes tools and occasions to provide and respond to public information and engagement.

Public comments come in throughout the process. All written comments are included in the public record, for reference and for use by decision-makers. At the various steps, the comments are included in

their original form to the Planning Commission as attachments to staff report recommendations. They are posted on the web site.

ATTACHMENTS

1. Site map
2. Application materials
3. Public Comments



DEVELOPMENT SERVICES DEPARTMENT
450 110TH AVENUE NE
BELLEVUE, WA 98009-9012

SEPA Environmental Checklist

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit the Land Use Desk in the Permit Center between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4) or call or email the Land Use Division at 425-452-4188 or landusereview@bellevuewa.gov. Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

Purpose of checklist:

The City of Bellevue uses this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies and reports. Please make complete and accurate answers to these questions to the best of your ability in order to avoid delays.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

PLEASE REMEMBER TO SIGN THE CHECKLIST. Electronic signatures are also acceptable.

A. Background [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)
Red Town Comprehensive Plan Ammendment and Concurrent rezone
2. Name of applicant: [\[help\]](#)
Shawn Bliss
3. Address and phone number of applicant and contact person: [\[help\]](#)
Po box 40010 Bellevue wa 206 910 9680
4. Date checklist prepared: [\[help\]](#)
January 30, 2018
5. Agency requesting checklist: [\[help\]](#)
City of Bellevue
6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)
Apply 1-31-18
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)
no
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)
NA
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)
No
10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)
Comprehensive Plan Amendment and concurrent rezone
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)
The site is 67,852 square feet. The proposal is to amend the comprehensive plan to allow for an increase in zoning from SF-M(3.5) to SF-UR(7.5)
12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

Site address is 16425 SE Cougar Mountain Way - King County
Parcel number 2524059194

B. Environmental Elements [\[help\]](#)

1. Earth [\[help\]](#)

- a. General description of the site: [\[help\]](#) (select one): ☒ Flat, ☐ rolling, ☐ hilly, ☐ steep slopes, ☐ mountainous, other: *Click here to enter text.*
- b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)
.04%
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)
See attached soil map
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)
no
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)
Grading 80%
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)
Typical erosion anticipated with minimal slope grading
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)
40%
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)
Erosion control measures per city requirements

2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)
none
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)
no
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)
na

3. Water [\[help\]](#)

a. Surface Water :

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)
no

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)
na

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)
na

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)
Storm drainage to be provided per city of Bellevue requirments

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)
no

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)
no

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)
no

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)
na

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection

and disposal, if any (include quantities, if known). Where will this water flow?
Will this water flow into other waters? If so, describe. [\[help\]](#)
Runoff to be per city of Bellevue requirement

2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)
no

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)
no

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)
Water control to be per city of Bellevue requirements

4. Plants [\[help\]](#)

a. Check the types of vegetation found on the site: [\[help\]](#)
☒deciduous tree: alder, maple, aspen, other: *Click here to enter text.*
☒evergreen tree: fir, cedar, pine, other: *fir, pine,*
☒shrubs
☒grass
☐pasture
☐crop or grain
☐Orchards, vineyards or other permanent crops.
☐wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other: *Click here to enter text.*
☐water plants: water lily, eelgrass, milfoil, other: *Click here to enter text.*
☐other types of vegetation: *Click here to enter text.*

b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)
Vegetation removed and retained per city of Bellevue requirements

c. List threatened and endangered species known to be on or near the site. [\[help\]](#)
na

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)
Per city of Bellevue requirements

e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)
na

5. Animals [\[help\]](#)

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [\[help\]](#)

Examples include:

birds: ☐hawk, ☐heron, ☐eagle, ☐songbirds, other: *stellar jay, robins and hummingbirds*

mammals: ☐deer, ☐bear, ☐elk, ☐beaver, other: *none*

fish: ☐bass, ☐salmon, ☐trout, ☐herring, ☐shellfish, other: *none*

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)
none

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)
na

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)
na

- e. List any invasive animal species known to be on or near the site. [\[help\]](#)
na

6. Energy and Natural Resources [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)

Energy supply to be determined at construction

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)
no

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)
na

7. Environmental Health [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [\[help\]](#)

no

- 1) Describe any known or possible contamination at the site from present or past uses.

[\[help\]](#)

na

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [\[help\]](#)

na

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [\[help\]](#)

none

- 4) Describe special emergency services that might be required. [\[help\]](#)

na

- 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

na

b. Noise [\[help\]](#)

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)

na

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indi-cate what hours noise would come from the site. [\[help\]](#)

na

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

na

8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

no

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)

no

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [\[help\]](#)

no

- c. Describe any structures on the site. [\[help\]](#)

Manufactured home

- d. Will any structures be demolished? If so, what? [\[help\]](#)

yes

- e. What is the current zoning classification of the site? [\[help\]](#)

SF-M

- f. What is the current comprehensive plan designation of the site? [\[help\]](#)
SF-M
- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)
na
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)
no
- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)
30
- j. Approximately how many people would the completed project displace? [\[help\]](#)
1
- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)
na
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)
Will meet city of Bellevue requirements
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)
na

9. Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)
Units to be determined upon preliminary plat approval
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)
1 unit
- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)
na

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)
35' pitched roof
- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)
na

- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)
na

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)
none
- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)
no
- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)
none
- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)
na

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)
Access to Cougar mt. regional park and city of Bellevue park trail system
- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)
no
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)
none

13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [\[help\]](#)
no
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)
no
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)

na

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [\[help\]](#)

na

14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)
Access from SE cougar mountain way and through existing access easement from SE cougar mountain way
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)
Yes - within 17 minutes walking distance there is a bus stop
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)
To be determined at preliminary plat approval
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)
no
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)
no
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)
To be determined by final number of homes at preliminary plat
- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [\[help\]](#)
none
- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)
na

15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)
no

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)
na

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site: [\[help\]](#)
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other
water, refuse service, telephone, sanitary sewer, electricity
- c. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)
na

C. Signature [\[help\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

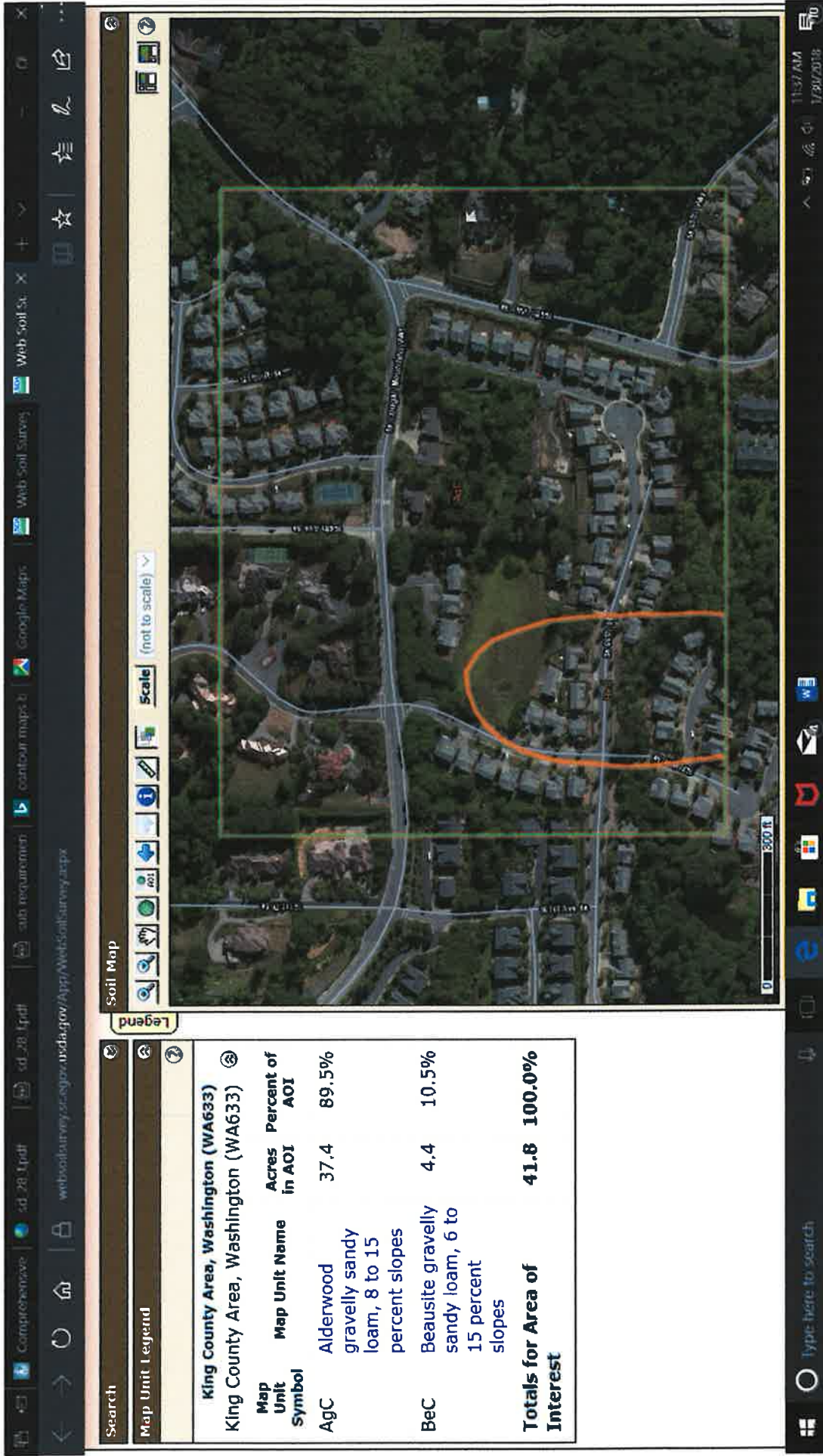
Signature: Shawn Bliss

Name of signee: Click here to enter text. Shawn Bliss

Position and Agency/Organization: Click here to enter text. Owner

Date Submitted: Click here to enter a date.

1-31-18



Soil Type AgC

SUPPLEMENTAL SHEET FOR NONPROJECT ACTION
Continuation of the Environmental Checklist

4/18/02

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment (see Environmental Checklist, B. Environmental Elements). When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms. If you have any questions, please visit or call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

NOT LIKELY

Proposed measures to avoid or reduce such increases are:

N/A

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Removal of plants

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

retain trees per city of Bellevue requirements

3. How would the proposal be likely to deplete energy or natural resources?

not likely

Proposed measures to protect or conserve energy or natural resources are:

N/A

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection—such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

not likely

Proposed measures to protect such resources or to avoid or reduce impacts are:

N/A

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Not Likely

Proposed measures to avoid or reduce shoreline and land use impacts are:

N/A

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

likely minor increase in demands

Proposed measures to reduce or respond to such demand(s) are:

improved infrastructure already in place

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

no conflicts known